University of Agronomic Sciences and Veterinary Medicine of Bucharest
Faculty of Horticulture

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Urban regeneration of communist neighborhoods: Crangasi neighborhood

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Introduction

More than fifteen years have passed since the revolution of 1989, a period that has allowed the forces reshaping post-socialist societies to unfold and leave their mark on the ground. The post-socialist city is characterised by the spatial organization of activities within these cities which has directly impacted the quality of life of their urban residents but also the transition that was made from common to individual, reflected not only in the structural tissue of the city, but in its vegetation and public space as well.

The Crângași neighbourhood is one of many examples of how socialism has affected the public space. Crowded spaces, the abundance of cars, the exhausting heat in the summer and the lack of space are some of the main problems that conquer this new developed zone. There is
Therefore, smart instruments like sustainable urban regeneration are a must for this neighbourhood to thrive.

The urban regeneration process can be connected to the system of general universal ecological values, which can be implemented in order to obtain a sustainable built environment.
Urban regeneration aims at the revitalization of urban areas in difficulty, based on the following principles:

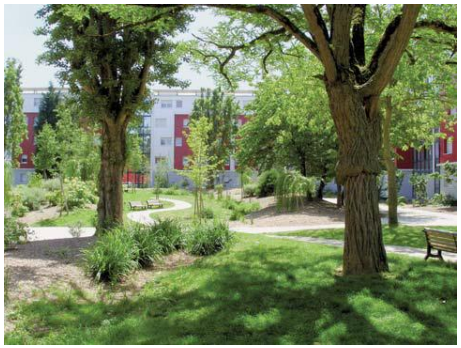
- The principle of sustainable development
- The principle of adapting and organizing the built environment using the concept of neighborhood unit;
- The principle of ranking the public space

"Ghid de regenerare urbană-Îmbunătăţirea confortului urban pentru marile ansambluri de locuinţe colective construite în perioada socialismului de stat", 2019

Case studies

Quartier des Aviateurs, Orly, France

In the Aviateurs district at Orly, residentialization was designed to the scale of the block, while promoting its articulation at the scale of the plot: a network of pedestrian paths inside the block connects the buildings between them and collective spaces, with distinct vocations (square, square, games for teenagers, for young children, etc.) are divided into different sectors. At the same time, the residential unit consists of a plot integrating one or more existing or new building(s), outdoor facilities (internal parking areas, treatment landscaped), the whole being surrounded by fences.



"Guide to residency: quality of projects, of landscape and its usage", collection « Eléments de méthodes et de repères » n°2, Document réalisé par l'Union sociale pour l'habitat - décembre 2012

Sayer Street & the Meadow
by B|D landscape architects /

The Meadow is a playable and biodiverse linear landscape that links to Sayer Street which is a contemporary reinterpretation of the high street designed in collaboration with Jan Kattein Architects.
On a strip of land, only 4m wide and 100m long, the design was to encompass all that represents the social life of some of London's best loved public spaces. Whilst works on a permanent building are progressing behind a construction hoarding, the project is to complement a carefully curated food and beverage offer that recently opened on the opposite retail parade.
The design for the meanwhile use for Sayer Street Central has stemmed from a desire to create a street that has a unique sense of place and authenticity within the local community and provides opportunity for activation and discovery throughout the day.

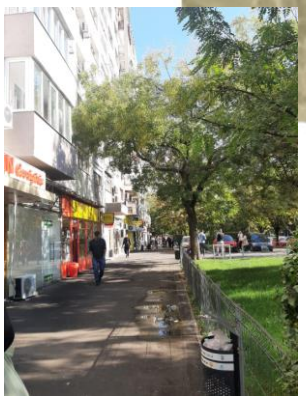
https://landezine.com/sayer-street-the-meadow/

Materials and methods

The methodology I used were different source materials such as ” Guide to urban regeneration-Improving urban comfort for large collective housing complexes built during the period of state socialism”. The programs that I used for making the analyses were programs such as AutoCAD, Google Earth and GIS.

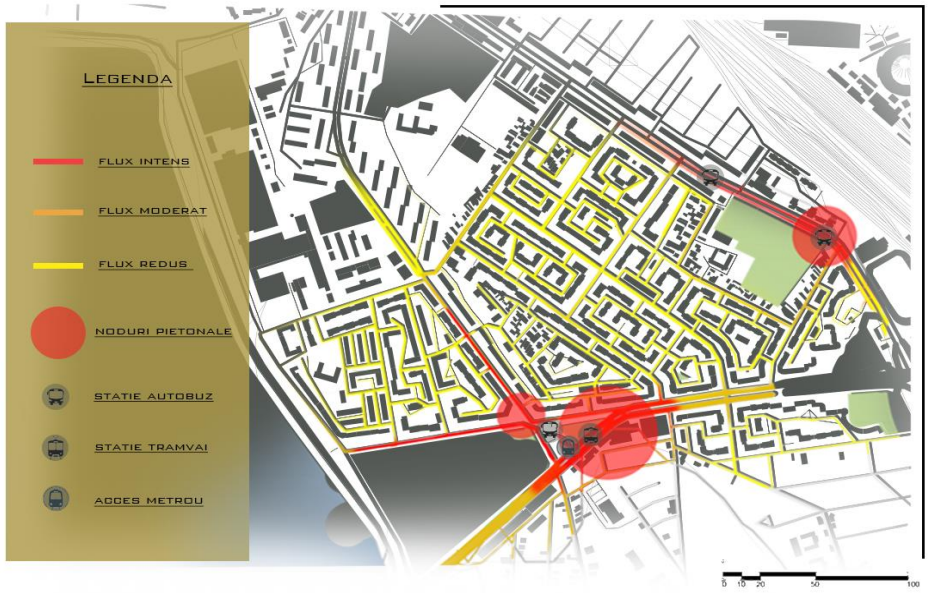
I started by locating the site in the urban context, then analysing the most important aspects of it such as the pedestrian traffic, the community garden types and the quality of space in the neighbourhood.

Site framing in the urban context



Site analysis

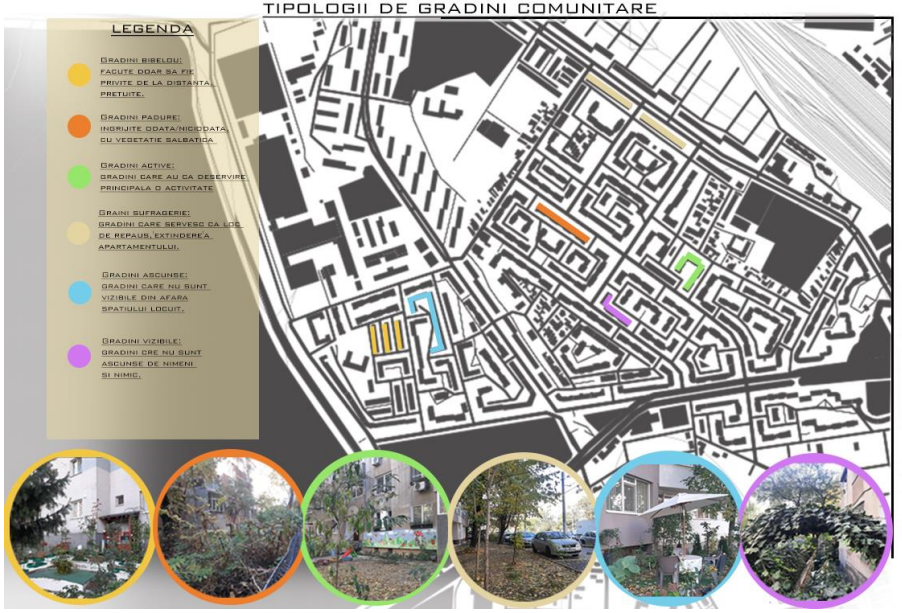
ANALIZA CIRCULATIEI PIETONALE



ANALIZA CIRCULATIEI PIETONALE (NODURI)

ACCESIBILITATEA SPATIILOR VERZI

TIPOLOGII DE GRADINI COMUNITARE


LEGENDA
GRADINI BIBELOU:
FACUTE DOAR SA FIE PRIVITE DE LA DISTANTA, PRETUITE.
GRADINI PADURE:
INGRIJITE ODATA/NICIODATA CU VEGETATIE SALBATICA
GRADINI ACTIVE:
GRADINI CARE AU CA DESERVIRE PRINCIPALA O ACTIVITATE
GRAINI SUFRAGERIE:
GRADINI CARE SERVESC CA LOC DE REPAUS, EXTINDEREA APARTAMENTULUI.
GRADINI ASCUNSE:
GRADINI CARE NU SUNT VIZIBILE DIN AFARA SPATIULUI LOCUIT.
GRADINI VIZIBILE:
GRADINI CRE NU SUNT ASCUNSE DE NIMENI SI NIMIC.

ANALIZA CALITATII SPATIULUI PUBLIC

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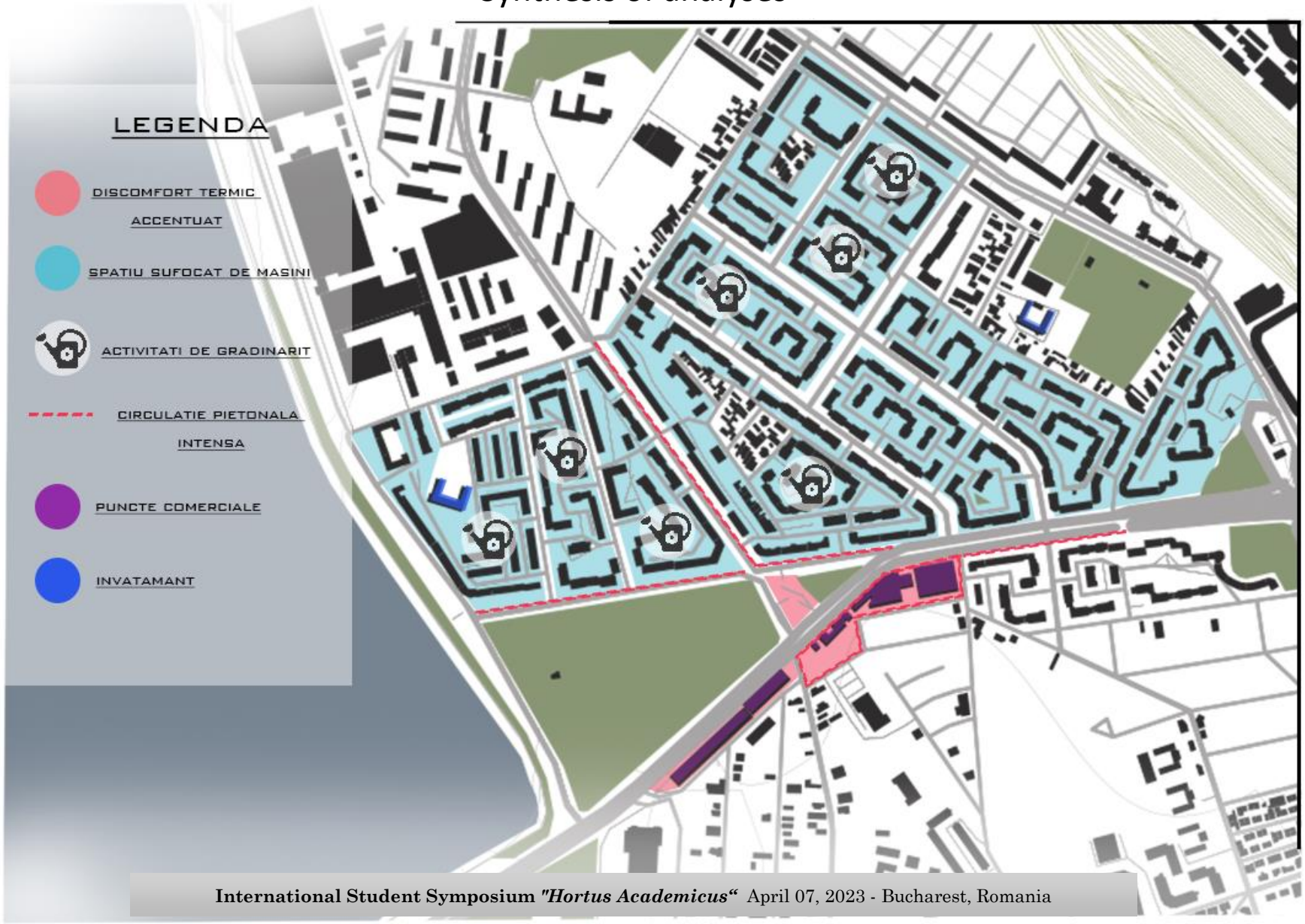
BUNA				
DEFICITARA				

Results and disscutions

Synthesis of analyses



Strategy

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Delimitation of the new urban island
Creation of green corridors
Creation of an urban forest park
Measures for improving thermal discomfort
Facilitation of pedestrian access
Measures to improve the urban public space quality

STRATEGIE(DETALIU)

LEGENDA
INCURAJAREA ACTIVITATILOR DE GRADINARIT
CORIDOR VERDE
INSULA URBANA
ZONA PRIVATA A INSULEI (SPATII MULTIFUNCTIONALE, PIATETE, ZONE TIP SHARED SPACE)

Conclusions and recommendations

Some of the conclusions would be implementing ways to reduce public space used by cars by re-organizing the urban tissue to fit the needs of pedestrians, rather than automobiles and also to create ways to improve the space quality.

Green corridors would suit the idea of inter-connecting the spaces by implementing a new network that would sustain a better urban living.

Thank you for your attention!